



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *BNC*

SUBJECT: U-15-005 for Transfer of Development Rights
Sending property: 875 West Peachtree Street, N.E.
Receiving property: 205-223 12 Street N.E. & 1039-1063 Dickson Place N.E.

DATE: June 11, 2015

The applicant seeks a Special Use Permit to allow for the **Transfer of Development Rights** from **875 West Peachtree Street, N.E. (the sending property)**, zoned **SPI-16, Subarea 1**, to **205-223 12th Street N.E. and 1039-1063 Dickson Place N.E. (the receiving property)** zoned **SPI-16, Subarea 2**, for the purposes of preserving a historic landmark (The Academy of Medicine) located on the sending property and developing a predominately residential mixed-use development on the receiving property.

FINDINGS OF FACT:

- **Property location:** The sending property at 875 West Peachtree St., N.E. is located at the southeast corner of 7th St. and West Peachtree St. in Land Lot 49 of the 14th District, Fulton County, Georgia in Council District 2. The receiving property is located with approximately 227 feet of frontage along the south side of 12th Street approximately 203 feet from the southwest intersection of 12th Street and Piedmont Avenue. The site also has approximately 279 feet of frontage along the east side of Dickson Place and 26 feet of frontage along 11th Street in Land Lot 106 of the 17th District, Fulton County, Georgia in Council District 6. Both properties are located in the Midtown neighborhood of NPU-E.
- **Property size and physical features:** The sending property is 41,830 s.f. (0.9603 acres) in size and is near level grade with its two adjoining streets with one prominent building centered on-site with a small number of mature trees scattered on the remainder of the parcel. The receiving property is 61,620 s.f. (1.41 acres) in size with five (5) buildings and accessory parking primarily located centered in the site. It also has scattered mature trees with

topography sloping down from the northeast corner of the site along 12th Street to the east approximately 10 feet and to the south to 11th Street approximately 25 feet in grade.

- CDP land use map designation: The sending parcel is designated as 'High Density Commercial' and the receiving parcel is designated as 'Very High Density Residential' which is appropriate for the requested residential transfer of development rights.
- Current/past use of property: The sending property is the site of building known as 'The Academy of Medicine', built in 1941, which currently houses the Medical Association of Atlanta. The Academy of Medicine was placed on the National Register of Historic Places on April 30, 1980 and designated as a local landmark per 89-O-1431 on October 23, 1989. The receiving property has multiple one to three story residencies and accessory parking areas currently. Staff is unaware of the previous use of the sites.
- Surrounding zoning/land uses: The sending property are located in SPI-16, Subarea 1 and is suggested for High Density Commercial development by the Comprehensive Development Plan. The receiving is located in SPI-16, Subarea 2 and has a Very High Density Residential land use designation. Both are surrounded by a mix of uses including commercial, office and residential uses although the receiving site is surrounded predominately with low to medium density residential uses. Specifically for the receiving site: to the north across 12th Street is the mixed-use predominately residential 20 + storied 'Luxe' building. Along the eastern boundary there is a variety of residential buildings ranging from 2 to 7 stories in height including those known as 'The Lofts at the Park' and 'Piedmont Arbors'. Across Dickson Place to the west of the subject site is more residential buildings each two (2) stories in height while to the northwest is the four (4) story residence known as '199 12th St.'.
- Transportation system: For the receiving property, all street frontages are classified as local; however nearby Piedmont Avenue and Juniper Street are classified as arterials. There are currently poor or narrow sidewalks provided along the parcel's frontages although nearby sites are in good condition and size. No MARTA service is directly along the site but multiple MARTA bus lines operate along 10th St. about 400 south of the site. these buses connect to the Midtown MARTA station located three and one-half blocks west.

PROPOSAL:

The applicant is requesting to transfer a portion of the remaining development rights from 'The Academy of Medicine' site to the receiving property at 205-223 12th Street N.E. and 1039-1063 Dickson Place N.E. to develop a new 290,008 s.f. mixed-use development including 198 new residential units and 2,571 square feet of commercial uses in one building while maintaining two residential buildings along Dickson Place N.E. of 4,978 s.f. In accordance with Sec. 16-18P.007.1.f. of the Zoning Ordinance, both the donor and recipient parcels are located in SPI-16. The donor parcel is on the National Register of Historic Places and designated as a historic landmark per 89-O-1431, and the transfer documents ensure that the historic property shall remain in perpetuity. Calculations of the transfer of development rights are as follows:

Sending Property (875 W. Peachtree Street):
Net lot area: 41,848 s.f. (0.9603 acres)

Gross lot area: 54,100 s.f. (1.2419 acres)
Max non-res. FAR allowed: 5 times NLA = 209,240 s.f.
Total existing non-res. building: 18,500 s.f.

Previously transferred non-res. development rights: 42,000 s.f.
Total non-res. development rights retained = $209,240 - 18,500 - 42,000 = 148,440$ s.f.
Max res. FAR allowed: 3.2 times NLA = 133,914 s.f.
Total res. development rights proposed to be transferred: 49,000 s.f.
Total res. development rights to be retained: $133,914 - 49,000 = 93,347$ s.f.

Receiving Property (205-223 12th Street N.E. and 1039-1063 Dickson Place N.E.):

Net lot area: 61,620 s.f. (1.4146 acre)
Gross lot area: 75,315 s.f. (1.6831 acre)
Max residential FAR allowed: 3.2 times GLA = 241,008 s.f.
Total res. development rights from sending property = 49,000 s.f.
Overall development rights = 290,008 s.f. (241,008 s.f. + 49,000 s.f.)
Existing res. square footage to remain = 4,978 s.f.
Total new res. square footage allowed: $290,008 - 4,978 = 285,030$ s.f.

- a) **Ingress and egress:** The applicant's site plan indicates vehicular ingress from both 12th Street and Dickson Place via a 24-foot wide driveways. The primary pedestrian entrances will be from new wide sidewalks along 12th Street but access will also be provided via expanded sidewalks along Dickson Place connecting north along the west property line to 12th Street.
- b) **Parking and loading:** The proposed entrances along 12th Street and Dickson Place both provide access to a parking deck of 359 spaces while the 12th Street curbcut will provide access to a 12 space surface parking lot near 12th Street as well as service and loading areas at the southeast corner of the site.
- c) **Refuse and service areas:** Loading would be handled via two (2) independently screened spaces adjacent to a screened compactor all located at the southeastern corner of the site. They would be accessed via the driveway originating from 12th Street. The applicant has also indicated that trash will be accessed for pickup on a weekly basis by a private company.
- d) **Buffering and screening:** To best buffer these nearby residences the parking structure is fully enclosed while and loading/service areas will have roll down opaque doors and are further screened by a combination evergreen and other tree screening on the parcels' periphery.
- e) **Hours and manner of operation:** The residences would operate 24 hours per day, 7 days per week with no more than seven (7) employees to serve the residents. The non-residential (likely retail) uses along 12th Street are yet to be determined but would be expected to adhere to standard commercial hours and operations.
- f) **Duration:** The applicant is requesting that the special use permit would have an indefinite (permanent) duration.

- g) **Tree Preservation and replacement:** The applicant has indicated there are trees currently located on site and although some would be removed in this proposal, their full intention is replant trees and pay recompense in which to comply with the City of Atlanta's Tree Preservation Ordinance.
- h) **Required yards and other open space:** The setbacks of side and rear yards appear to be met per the SPI-16, Subarea 2 zoning. The applicant also indicates that total of 50,461 s.f. of useable open space is required which is met in part by over 12,000 s.f. of surface landscaped or plaza areas along with balconies and roof amenities. Further, building coverage is provided at 55% well below the maximum of 85% allowed per the applicable SPI-16 zoning.

CONCLUSIONS:

The following conclusions follow from Sec. 16-25.002(3) of the Zoning Ordinance:

- a) **Ingress and egress:** Staff feels vehicular ingress and egress as proposed should be adequate for the site.
- b) **Off-street parking and loading:** Parking and loading as proposed by the applicant should be adequate for the proposed use and site.
- c) **Refuse and service areas:** The location of the proposed compactor and loading areas area reasonable with access for servicing from a dedicated drive from 12th Street.
- d) **Buffering and screening:** Buffering or screening appears reasonable for the parking structure due to its complete exterior enclosure as well as for the loading/service areas with the shown combination of architectural, landscape and grading. Pedestrian-friendly storefronts at street level fronting along 12th Street do not require screening nor are desirable.
- e) **Hours and manner of operation:** The proposed days and hours of operation for 24 hours and 7 days a week is a given for residential uses.
- f) **Duration:** A permanent duration is reasonable for the proposed development. However, Staff notes that the criteria of Sec. 16-28.023(11) regarding the expiration of transferable development rights for lack of timeliness of either 'initial development' or issuance of a certificate of occupancy would still apply.
- g) **Compatibility with policies related to tree preservation:** The application appears to intend to comply with all City ordinances and policies regarding tree replacement and/or recompense as administered by the City Arborist.
- h) **Required yards and other open spaces:** Staff can safely assume if that if both required open space and setbacks to immediately adjacent development are being met (as shown) it is adequate for the proposed development.

The proposed transfer of development rights to allow for the development of additional residential density at the subject location is reasonable. The proposed development conforms to the intent and requirements of the City of Atlanta transfer of development rights program. The proposed transfer of excess development rights agreement assures future protection of public interest and achievement of public objectives to the same or a higher degree than would application of the regulations to the individual properties.

STAFF RECOMMENDATION: APPROVAL, conditioned upon the following:

1. The conceptual site plan entitled "TDR Site Plan Alta at the Park" dated 3-25-15 and stamped received by the Office of Planning on March 30, 2015.
2. All agreements, assignments and affidavits submitted with the application submitted to the Office of Planning on March 3, 2015 and March 30, 2015 for a Special Use Permit to transfer a total of 49,000 square feet of development rights from 875 W. Peachtree Street, N.E. to 205-223 12th Street N.E. and 1039-1063 Dickson Place N.E.

cc: Charletta Wilson Jacks, Director, Office of Planning



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Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: Z-15-11 for 2520 Peachtree Road, N.E.

DATE: June 11, 2015

The applicant seeks to rezone property from the **RG-4-C (Residential General-Sector 4 Conditional)** district to the **RG-4-C (Residential General-Sector 4 Conditional)** district.

The applicant has requested additional time to have discussions with the neighborhood and acquire additional materials.

STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

cc: Charletta Wilson Jacks, Director, Office of Planning



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MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *BNC*

SUBJECT: Z-14-012 for 1055, 1077 Brady Avenue and 1034 Howell Mill Road, N.W.

DATE: June 11, 2015

An Ordinance to rezone from the **I-2 (Heavy Industrial) District** the **MRC-3 (Mixed Residential-Commercial-Sector 3) District**, for property located at 1055, 1077 Brady Avenue and 1034 Howell Mill Road, N.W.

Staff is supportive of the applicant's written request for a 60-day deferral in which to continue a consensus building process with the neighborhood.

STAFF RECOMMENDATION: 60 DAY DEFERRAL, AUGUST 2015

cc: Charletta Wilson Jacks, Director, Office of Planning



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Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: **Z-15-013 for 600 Arnold Street, N.E. and 505, 511, 515, 521, 525 North Avenue, N.E.**

DATE: June 11, 2015

The applicant seeks a rezoning of the property, from **R-5/RG-3/BL** to **PD-MU/BL**, in view of a new mixed-use development for the property located at **600 Arnold Street, N.E. and 505, 511, 515, 521, 525 North Avenue, N.E.**

FINDINGS OF FACT:

- **Property location.** The subject property is located in land lot 47 of the 14th land district of Fulton County, Georgia at the south-west corner of North Avenue and Arnold Street. It is located in Old Fourth Ward neighborhood of NPU-M and within Council District 2.
- **Property size and physical features.** According to the City of Atlanta lot boundary maps, the subject property consists of six tracts of land amounting to a total acreage of 2.23 acres (circa 97,139 sqft) and it has a rectangular boundary.
The site is currently developed with one apartment building facing Arnold Street and 5 single family houses, all facing North Avenue. The majority of the site is covered by hard surface and there are few existing trees. The site is not impacted by a special flood hazard area or by a stream buffer.
- **CDP land use map designation:** Future land use maps indicate a land use designation of Medium-Density Mixed-Use.

- **Current/past use of property:** Historically, the property has been known as 600 Arnold Street and 505, 511, 515, 521 and 525 North Avenue. Currently, the property is improved with one U-shaped apartment building fronting on Arnold Street and 5 separate single family houses fronting on North Avenue.
- **Surrounding zoning/land use:** At west and south, the site is adjacent to land zoned R-5 developed with single family homes. To the north, across the street at North Avenue there is an existing mix of C-1 and PD-MU zoned properties whereas to the east, across street from Arnold Street there is a dialysis clinic and a parcel zoned MRC-3.
- **Transportation system:** The site has available public transportation services provided by MARTA. Also, the site is served by the North Avenue corridor. There are existing sidewalks along the entire frontage on North Avenue but none along Arnold Street.

PROPOSAL:

This application seeks to create a mixed-use development with a maximum 3.696 FAR distributed in two proposed buildings. The eastern building is proposed to be residential while the western building may be residential as well as non-residential.

CONCLUSIONS:

- (1) **Compatibility with comprehensive development plan (CDP); timing of development:** The comprehensive development plan designates the subject property as Medium-Density Mixed - Use land use; therefore the requested PD-MU zoning category is compatible with the CDP and no amendment to the 15-year land use map will be required. At the site location, Staff is not aware of any public projects/programs to conflict with the proposed timing of development.
- (2) **Availability of and affect of public facilities and services; referral to other agencies:** There has been no indication from reviewing agencies that there would not be adequate public utilities/services at the subject location. There is existing public sanitary sewer, water available at North Avenue and Arnold Street. The capacity of the sanitary sewer system will be determined by the Department of Watershed Management as well as any required improvements for the sewer connection during the stage of development permits.
- (3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The zoning regulations indicate that this consideration is optional. The applicant has not presented any evidence that they own other land in the area that is suitable for this development. There is no negative impact on the balance of land uses. The proposed development will increase the available residential unit's base in the area and encouraging alternative commute to and from work.
- (4) **Effect on character of the neighborhood:** Staff is of the opinion that the proposed rezoning would have a positive impact on the neighborhood's character. The proposed development will allow for the creation of an urban residential land use which may benefit the already existing

neighborhood commercial use in the vicinity. Given the location of the site within Historic Old Fourth Ward Master Plan – adopted by the city in 2008, the proposed development will comply with the recommendations of the plan to develop the site with 5-9 story mixed-use development.

This will improve the existing neighborhood by adding an urban sense, residential units, commercial possibilities and revitalizing the overall area.

- (5) **Suitability of proposed land use:** A change in the 15-year land use map is not required due to the compatibility between the requested PD-MU zoning and the future land use designation of Medium-Density Mixed-Use. The site is bordered by North Avenue, an 80 feet wide right-of-way which can accommodate a more intense/urban style development with taller buildings and higher land intensities.
- (6) **Effect on adjacent property:** Staff finds that the proposed development would not adversely affect the adjacent properties. The site is located within Old Fourth Ward district which is envisioned to provide a wide variety of land uses with a more urban feel. The proposed development would fit within this framework with its two mixed-use buildings.
- (7) **Economic use of current zoning:** The subject property has certain economic use under the existing conditions. However, under the city adopted Master Plan for Old Fourth Ward and in the context of the redevelopment trend on the adjacent land, the land uses permissible by the current R-5 and RG-3 seem to be outdated and no longer a viable solution for the future of the neighborhood.
- (8) **Compatibility with policies related to tree preservation:** The proposed development will need to comply with the requirements of the City of Atlanta's Tree Ordinance.
- (9) The following findings are in accordance with Section 16-19.005 (5) of the Zoning Ordinance of the City of Atlanta for Planned Development Districts:
 - a. **The suitability of the tract for the general type of PD zoning proposed.**

This application is a request for a rezoning. Staff is of the opinion that the request is suitable for a PD-MU zoning classification. The location, the zoning of surrounding properties, future land use designation, and availability of public utilities are appropriate elements considered by Staff as satisfactory. Also, Staff is of the opinion that the proposed project is be compatible with the general area and neighborhoods and would enhance the character of the area. Also, Staff finds that the proposal blends well in to the existing developments such as Ponce City Market, City Lights Apartments and various other residential developments around the Old Fourth Ward.
 - b. **The relationship to major roads and mass transit facilities, utilities and other facilities and services.**

The site is served by MARTA public transit bus routes #2, #99 and #102. Also, vehicular traffic is satisfied by the proximity of North Avenue – an arterial, Boulevard to the west and Glen Iris to the east, both collector streets with enough capacity to accommodate a denser development.

Atlanta Streetcar has expanded routes planned on North Avenue, the beltline and on Boulevard. The public is now also served by the recently opened Historic Fourth Ward Park and the Eastside BeltLine trail.

c. The evidence of unified control.

The revised rezoning site plan submitted by the applicant does not provide for a report to regulate maintenance of all proposed common areas within the development. However, since this is a conceptual rezoning site plan and not all the details of the future development are yet in place, Staff finds that criteria can be evaluated at a later time, during the review of the required BeltLine Special Administrative Permit (BL-SAP).

d. The suitability of proposed plans.

The proposed revised site plan (stamped received by the Office of Planning on April 28th, 2015) is more of a general/conceptual master site plan. Although the site plan is acceptable in its current form, Staff will require the applicant to comply with a list of specific details with regards to actual design/development/use of the site at the BL-SAP stage.

e. Specific modifications.

Revised site plan has been submitted to the Office of Planning on April 28th, 2015.

f. The suitability of a maintenance program.

The applicant has provided no information related to a maintenance program for the common areas. Staff finds that the site plan identifies certain elements and improvements proposed for common use. Staff will require that the development be governed by private covenants to provide for ownership/maintenance of the common areas.

STAFF RECOMMENDATION: APPROVAL, conditioned upon the following:

1. Subject to the revised site plan titled "Zoning Site Plan for 525 North – A00.80" by Gensler Architects, sealed by Stephen T. Swicegood – RA and dated 04/28/2015 – As approved by NPU M and stamped received by the Office of Planning on April 28th, 2015. The site plan is conceptual in nature and known as the Master Plan.
2. Developer shall obtain from the Office of Planning a Land Consolidation Plat to assemble all six parcels in to one single tract, before making application for a building permit.
3. Total floor area for development shall not exceed 3.696 of the net lot area providing that residential FAR alone cannot exceed 3.20 of the net lot area and non-residential FAR alone cannot exceed 3.0 of the net lot area.
4. All work to be undertaken by the applicant within the City of Atlanta right-of-way shall be permitted by the Department of Public Works prior to construction.
5. Development of the property shall be subject to all City of Atlanta development regulations including but not limited to, Office of Site Development, Fire Safety Engineer, Public Works Department as well as City of Atlanta Tree Ordinance.

The following are conditions from the Neighborhood Planning Unit M and are also applicable:

Land Uses and Site Planning

1. The building footprints, driveway locations, open space locations, sidewalk designs and locations, and parking locations on this Master Site Plan are for illustrative purposes. Their shape and locations may vary as long as the setbacks, transitional yards and maximum building heights shown on the Master Site Plan are maintained.
2. There are no minimum total open space or public space requirements.
3. Minimum usable open space for the entire site is 24,400 square feet.
4. Land intended for a future phase may be utilized as surface parking until such building is constructed.
5. Shared parking is permitted among different uses within the project, even if subsequently subdivided into different parcels or developments.

Building Design

6. Condition 8 through 12 specifically exclude windows and glass portions of exterior walls.
7. The first two stories of exterior walls along a public street must be faced in brick; terracotta; stone; masonry with the appearance of brick, terracotta or stone; poured-in-place concrete; or hard coat stucco. Metal panels are also allowed if they do not exceed 50% of the exterior wall area, as measured separately per exterior wall.
8. Vinyl siding and exterior insulation finish system (EIFS) are not allowed on any exterior wall.
9. No freestanding parking deck may be taller than the building it serves.

cc: Charletta Wilson Jacks, Director, Office of Planning



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KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: Z-15-014 for 60 Moreland Avenue, N.E.

DATE: June 11, 2015

An ordinance to rezone from the **MR-4A-C (Multi-Family Residential-Conditional) District** to **MR-4A-C (Multi-Family Residential-Conditional) District** for a change in conditions to the site plan for a 23 unit townhouse development.

FINDINGS OF FACT:

- Property location: The subject property sits at the southwest corner of Moreland Avenue and Hardee Street. The property fronts approximately 313.83 feet on the west side of Moreland Avenue and fronts approximately 86 feet along the south side of Hardee Street. It is located in the Reynoldstown neighborhood of NPU-N, Council District 5.
- Property size and physical features: The subject property of approximately 1.083 acres is currently vacant. Topography of the site sits above Moreland Avenue and Hardee Street, but is relatively flat throughout the site. There are several mature trees located around the site. There is a concrete access driveway connected to Hardee Street that is parallel to Moreland Avenue located on the rear of the property.
- CDP land use map designation: High Density Residential.
- Current/past use of property: The property has been used for residential uses, prior uses include single-family residences.
- Surrounding zoning/land uses: The parcels surrounding the subject property to the north, west, and south are currently zoned R-5 (Two-Family Residential), the properties to the southeast are currently zoned R-4A (Single Family Residential), the properties to the northeast are currently zoned C-3-C (Commercial-Residential-Conditional).

- **Transportation system:** Moreland Avenue is an arterial and Hardee Street is a local street. MARTA bus routes services the area. The site is also within a ¼ mile of the Inman Park-Reynoldstown MARTA rail station.

PROPOSAL:

The applicant has proposed to amend the site plan associated with Z-08-05, approved November 3, 2008, which reflects a 50 unit townhouse development. The applicant now proposes to develop a 23-unit townhouse development.

CONCLUSIONS:

(1) Compatibility with comprehensive development plan (CDP); timing of development:

The proposed rezoning does not impact the current land use designation of High Density Commercial. Therefore, a Comprehensive Development Plan (CDP) amendment is not required.

(2) Availability of and effect of public facilities and services; referral to other agencies:

Since the area has been an established residential and commercial corridor, water and sewage facilities serving the property are assumed to be adequate.

(3) Availability of other land suitable for proposed use; environmental effect on balance of land uses:

Staff is of the opinion that the request to rezone the subject property would not create any issues that would negatively affect the balance of land uses in the area. The subject property has historically been used as a residential site and the proposal will not alter the use.

(4) Effect on character of the neighborhood: The development would have a positive effect on the surrounding neighborhood by converting the currently vacant property into a townhouse development. Only positive effects can result from redevelopment of the property into a townhouse community.

(5) Suitability of proposed land use: Staff is of the opinion that the proposed request to rezone the property for the purpose of a multi-family residential housing would be compatible with surrounding zoning, land uses, and CDP.

(6) Effect on adjacent property: Staff is of the opinion that the rezoning of the subject property for a change in conditions to the site would be adequate. The removal of the condition to the original site plan would be sufficient to allowing the redevelopment of the currently vacant property into a 23-unit townhouse community. The MR-4A-C zoning is a high-density residential use category which would not require the amending of the CDP.

The parcels surrounding the subject property to the north, west, and south are currently zoned R-5, the properties to the southeast are currently zoned R-4A, the properties to the northeast are currently zoned C-3-C. Therefore, the rezoning for the change of conditions of the subject property to MR-4A-C would provide an appropriate transition from low-density residential of the surrounding neighborhoods to commercial along the Moreland Avenue corridor.

- (7) **Economic use of current zoning:** While the current zoning conditions allow for economic use of the land, a change in conditions to the MR-4A-C district would allow a more effective economic use of the subject property for the purpose of redeveloping into a high-density residential 23-unit townhouse development.

STAFF RECOMMENDATION: APPROVAL, conditioned on the following:

1. The site plan entitled "Moreland Avenue, N.E. A Master Plan Townhome Community," dated March 4, 2014 and marked received by the Office of Planning on March 31, 2015.

cc: Charletta Wilson Jacks, Director, Office of Planning




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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board
FROM: Brandy N. Crawford, Zoning Administrator, Interim 
SUBJECT: Z-15-015 for 846 Hank Aaron Drive, S.E.
DATE: June 11, 2015

An Ordinance by Zoning Committee to rezone from the MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) District to MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) for a change in conditions for property located at 846 Hank Aaron Drive, S.E.

Staff recommends a 30 day deferral to allow the applicant time to resolve issues related to conflicts between the proposed use and requested zoning district.

STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

cc: Charletta Wilson Jacks, Director



CITY OF ATLANTA

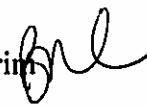
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CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: Z-15-016 for 3650 Bakers Ferry Road, S.W.

DATE: June 11, 2015

The applicant seeks to rezone from the R-4 (Single Family Residential) District to MR-3 (Multi-Family Residential- Sector 3) District, for property located at **3650 Bakers Ferry Road, S.W.**,

The applicant has requested additional time to have discussions with the neighborhood and acquire additional materials.

STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

cc: Charletta Wilson Jacks, Director, Office of Planning



CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
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KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *bnc*

SUBJECT: Z-15-025 for an Ordinance to amend Ordinance 04-O-1360 (Z-04-108)

DATE: June 11, 2015

Councilmember Felicia A. Moore seeks to amend Ordinance 04-O-1360 (Z-04-108) for the purposes of rezoning from R-5 to R-4A certain properties which have not been included in previous Ordinance 04-O-1360.

In order to allow the applicant for additional time to reach out to the affected land owners, at the request of the applicant, Staff has recommended a 30 days deferral, before disposition on the rezoning request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL, July 2015




KASIM REED
MAYOR

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CHARLETTA WILSON JACKS
DIRECTOR, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: Z-14-61 for 1099 North Avenue and 579 (rear) North Highland, N.E.

DATE: June 11, 2015 (Deferred from May 14, April 2, February 5, January 8, 2015 and November 13, 2014)

The applicant requests to rezone property from the R-4 (Single Family Residential) district to the MRC-3 (Multi Residential Commercial-Sector 3) district for the development of fourteen (14) townhomes.

The applicant has yet to resolve issues related to the site layout or present the final plan to the NPU. Staff believes an extended deferral would be in the best interest of all parties and would allow adequate time for staff review.

STAFF RECOMMENDATION: 60 DAY DEFERRAL, AUGUST 2015

cc: Charletta Wilson Jacks, Director



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KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy Crawford, Zoning Administrator, Interim 

SUBJECT: U-14-033 for 2041 Joseph E. Boone Boulevard, N.W.

DATE: June 11, 2015 (Deferred April 2, 2015 and March 12, 2015)

The applicant seeks a Special Use Permit (SUP) for a personal care home for property located at 2041 Joseph E. Boone Boulevard.

The applicant has requested to withdraw this application.

STAFF RECOMMENDATION: FILE

cc: Charletta Wilson Jacks, Director, Office of Planning



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KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: U-14-032 for 678 Joseph E. Boone Boulevard, N.W.

DATE: June 11, 2015 (Deferred from May 14th, March 12th, February 5, 2015; and December 11, 2014)

The applicant seeks a Special Use Permit (SUP) for a Not-for-Profit Community Health Club for property located at 678 Joseph E. Boone Boulevard.

FINDINGS OF FACT:

- **Property location:** The subject property is fronts approximately 60 feet on the southwest side of Joseph E. Boone Boulevard (formerly Simpson Road) and approximately 50 feet from the southeast corner of Sunset Avenue and Joseph E. Boone Boulevard in Vine City Neighborhood of NPU-L, Council District 3. The lot is located in land lot 110 of the 14th District, Fulton County, Georgia.
- **Property Size and Physical Features:** The subject area is approximately 0.344 acres and is relatively flat. The site consists of one building and a large vacant lot behind the building, but no discernible parking area. The property can be accessed from either Joseph E. Boone Boulevard or Sunset Avenue. There are no trees or vegetation located around the property.
- **CDP Land Use Plan Designation:** The current land use designation is Mixed Use. A CDP land use amendment is not required for a Special Use Permit to allow the proposed Not-for-Profit Community Health Club.
- **Current/past use of properties:** The property has been used as both a gas station and dry cleaners. The foundation of two former pump islands can be identified. After these operations ceased a Phase I and Phase II environmental assessment were conducted on the

site in order to investigate environmental conditions. A summary of the findings of the Phase I and II were provided to Staff. Additionally, an updated Phase I was submitted to Staff which was completed on May 4, 2015.

- **Surrounding Zoning and Land Uses:** Surrounding zoning is SPI-11 along Joseph E. Boone Boulevard to the south and C-1, C-2, and R-4A to the north. The land use designations include Mixed Use, Office-Institutional, and Open Space.
- **Transportation System:** Joseph E. Boone Boulevard is a major collector road and is close proximity to the arterial Northside Drive. Interstate 20 is within a five mile radius of the subject property. MARTA bus service is available along Joseph E. Boone Boulevard.

PROPOSAL:

The applicant proposes to utilize an existing structure for a not-for-profit community health club (fitness facility). Most activities will take place inside of the building.

- **Ingress and egress:** Entrances to the property are located on Joseph E. Boone Boulevard and Sunset Avenue via curb cuts. Because the proposed use is not a large scale fitness center but designed to be a community health club the applicant does not anticipate heavy vehicular traffic and expects most of the patrons to walk from the surrounding neighborhood.
- **Off-street parking and loading:** There is no demarcated parking area; however, there is a paved area in front and rear of the property that can be utilized for parking.
- **Refuse and service areas:** The applicant does not intend to secure solid waste collection services at the property. Waste generated at the property is taken to a private dumpster off site by an agent of the applicant. Delivery vehicles will use the area behind the building for parking and loading.
- **Buffering and screening:** The applicant does not anticipate any outdoor activities that would create noise or glare. All activities will occur inside of the building.
- **Hours and manner of operation:** The health club has two employees several volunteers. Between one and four employees and volunteers will staff the facility during the hours of operation. The health club will be open during the following times and hours:
 - Mondays and Wednesdays: 6:45 a.m. to 8:00 p.m.
 - Tuesdays and Thursdays: 12:00 p.m. to 8:00 p.m.
 - Fridays and Saturdays: 10:00 a.m. to 1:00 p.m.
 - Sundays: Closed
- **Duration:** The operator, Urban Perform, has requested three year duration for the Special Use Permit. Staff is supportive of this request.

- **Required yards and open space:** The proposed use does not interfere with any required yards or open space.
- **Tree preservation and replacement:** Tree removal is not anticipated.

CONCLUSIONS:

- **Ingress and egress:** Access to the property is provided on Joseph E. Boone Boulevard and Sunset Avenue via curb cuts. The applicant does not anticipate heavy vehicular traffic and expects most of the patrons to arrive via foot from the surrounding neighborhood.
- **Off-street parking and loading:** There is no demarcated parking area; however, there is a paved area in front of the property that can be utilized for parking. Staff finds that there is adequate space for off-street parking and loading.
- **Refuse and service areas:** The use of a private dumpster for any refuse should be adequate to address the needs of this proposed use.
- **Buffering and screening:** Since no outdoor activities are proposed that would create noise and glare, Staff is of the opinion that no additional buffering and screening is required.
- **Hours and manner of operation:** The applicant has indicated the number of employees and volunteers at any time will be between one and four. Based on the hours of operation, Staff finds the hours and manner of operation reasonable to accommodate the proposed use. The previous uses for the site included a gas/service station and dry cleaners however the building had been vacant for a number of years. The proposed use would be less intense than the previous uses and would serve as an asset to the community. Additionally, the applicant will be providing a service to the community not readily available in the immediate vicinity. Therefore, Staff finds that the manner of operation is appropriate for the proposed location.
- **Duration:** Staff is supportive of the three year duration as requested by the applicant as long as Urban Perform is the operator.
- **Required yards and open space:** The proposed use does not interfere with any required yards or open space.
- **Tree preservation and replacement:** Tree removal is not anticipated.

STAFF RECOMMENDATION: APPROVAL, conditioned upon the following:

1. The special use permit is granted to Urban Perform Holdings, Inc. and is not transferrable. The special use permit is valid for a period of three years from the date of adoption.

2. Hours of operation shall be limited to Monday through Sunday, from 7:00 a.m. to 8:00 p.m.
3. The operator shall provide for onsite refuse collection and removal.

cc: Charletta Wilson Jacks, Director, Office of Planning



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KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: Z-15-007 for 1475 West Paces Ferry Road, N.W.

DATE: June 11, 2015

The applicant seeks a rezoning of the property, from **R-1** to **PD-H**, in view of a new development composed of 3 single-family detached houses for the property located at **1475 West Paces Ferry Road, N.W.**

In order to allow the applicant for additional time to revise the proposed site plan, at the request of the applicant, Staff has recommended a 30 days deferral, before disposition on the rezoning request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL, July 2015



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KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *ml*

SUBJECT: Z-14-042 for 3537, 3541, 3545, 3549, 3555 Roxboro Road, N.E.

DATE: June 11, 2015

The applicant seeks a rezoning of the property, from R-3 to MR-3, in view of a new development for the property located at 3537, 3541, 3545, 3549, 3555 Roxboro Road, N.E.

On June 10, 2015 the applicant provided staff with notice to withdraw this application.

STAFF RECOMMENDATION: FILE